



**The Regional Municipality of Durham  
Land Division Committee Meeting  
Monday, May 14, 2018**

**1:00 P.M**

**Lower Level Boardroom (LL-C)  
Regional Headquarters Building  
605 Rossland Road East, Whitby**

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**1. Adoption of Minutes**

Land Division Committee meeting held on April 23, 2018

**2. Review Consent Application/Correspondence**

Public Deputations and consideration of consent applications will begin at 1:00 P.M

**3. Other Business**

**4. Recess**

## 5. Consideration of Consent Applications

1. File: LD 105/2015 ( withdrawn)

**Tabled: March 19, 2018**

Owner: Ceilo Realty Ltd.  
Location: Lot 23, Conc. 1  
Town of Whitby

Consent to sever a 4,610.8 m<sup>2</sup> commercial parcel with an existing dwelling, retaining a 21,820.4 m<sup>2</sup> commercial parcel of land with existing commercial buildings. Application includes easement.

**Note: Location Map on next page**

WITHDRAWN

2. File: LD 106/2015 (withdrawn)

**Tabled: March 19, 2018**

Owner: Ceilo Realty Ltd.

Location: Lot 23, Conc. 1

Town of Whitby

Consent to grant a 21,820.4 m<sup>2</sup> access easement in favor of the property to the north, retaining a 4,610.8 m<sup>2</sup> commercial parcel of land.

**Note: Location Map on next page**

WITHDRAWN

3. File: LD 124/2016

**Tabled: February 12, 2018**

Owner: Pigeon, Michelle

Blondin, Jimmy

Agent: Weston Consulting

Location: Lot 13, Conc. 2

Mun. of Clarington

(former Darlington)

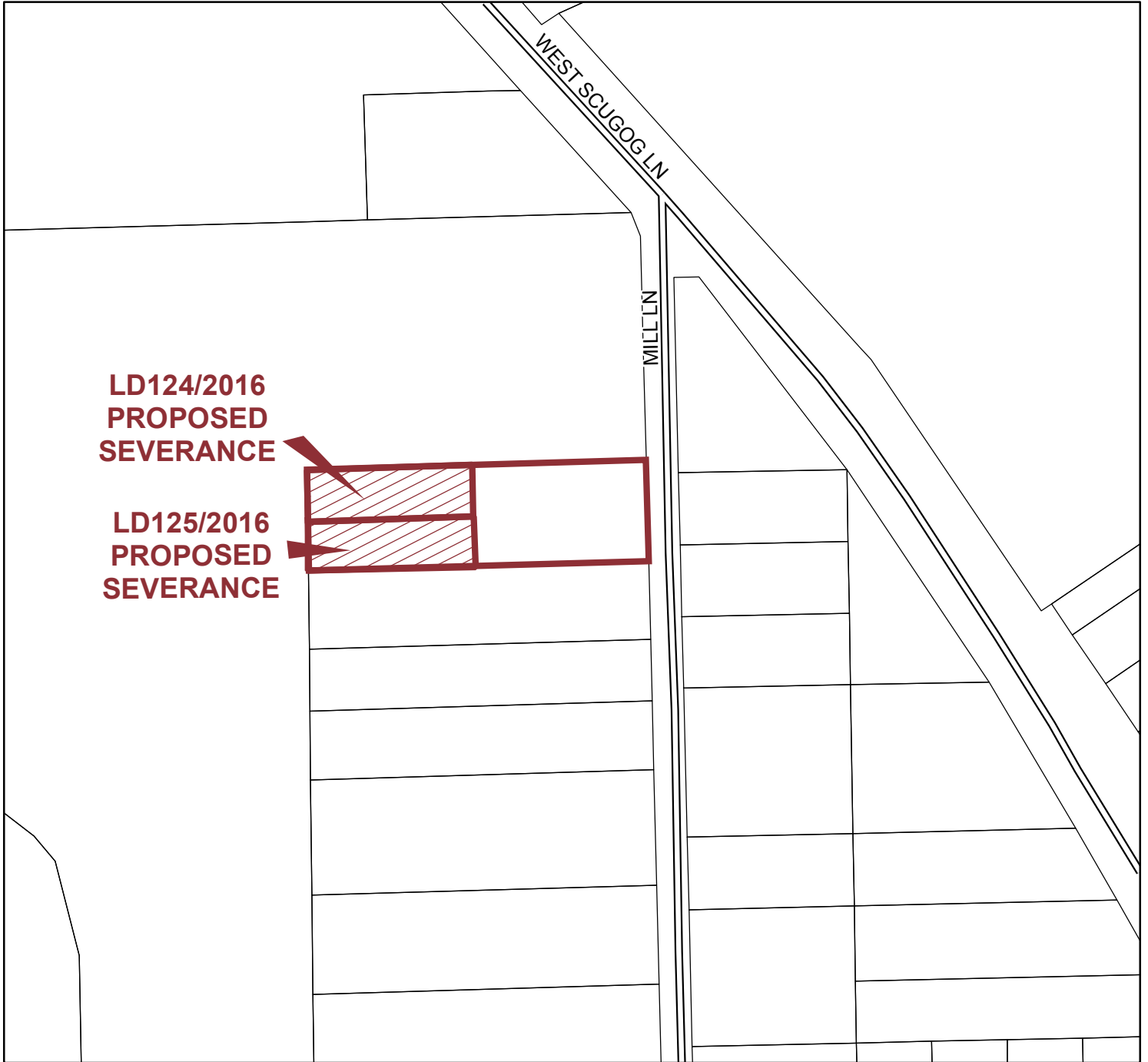
Consent to sever a 484 square metre vacant residential parcel of land, retaining a 1,524.8 square metre residential parcel of land with an existing dwelling.

**Note: Location Map on next page**

Land Division Application No: LD124/2016 - 125/2016

Nature of Application: Proposed Severance of Land

Municipality: Municipality of Clarington

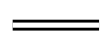


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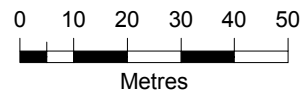
 Subject Land

 Retained Land

 Parcel

 Road

 River



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STREET LINE ROAD NETWORK: © DMTI Spatial.

4. File: LD 125/2016

**Tabled: February 12, 2018**

Owner: Pigeon, Michelle

Blondin, Jimmy

Agent: Weston Consulting

Location: Lot 13, Conc. 2

Mun. of Clarington

(former Darlington)

Consent to sever a 486.4 square metre vacant residential parcel of land, retaining a 1,038.4 square metre residential parcel of land with an existing dwelling.

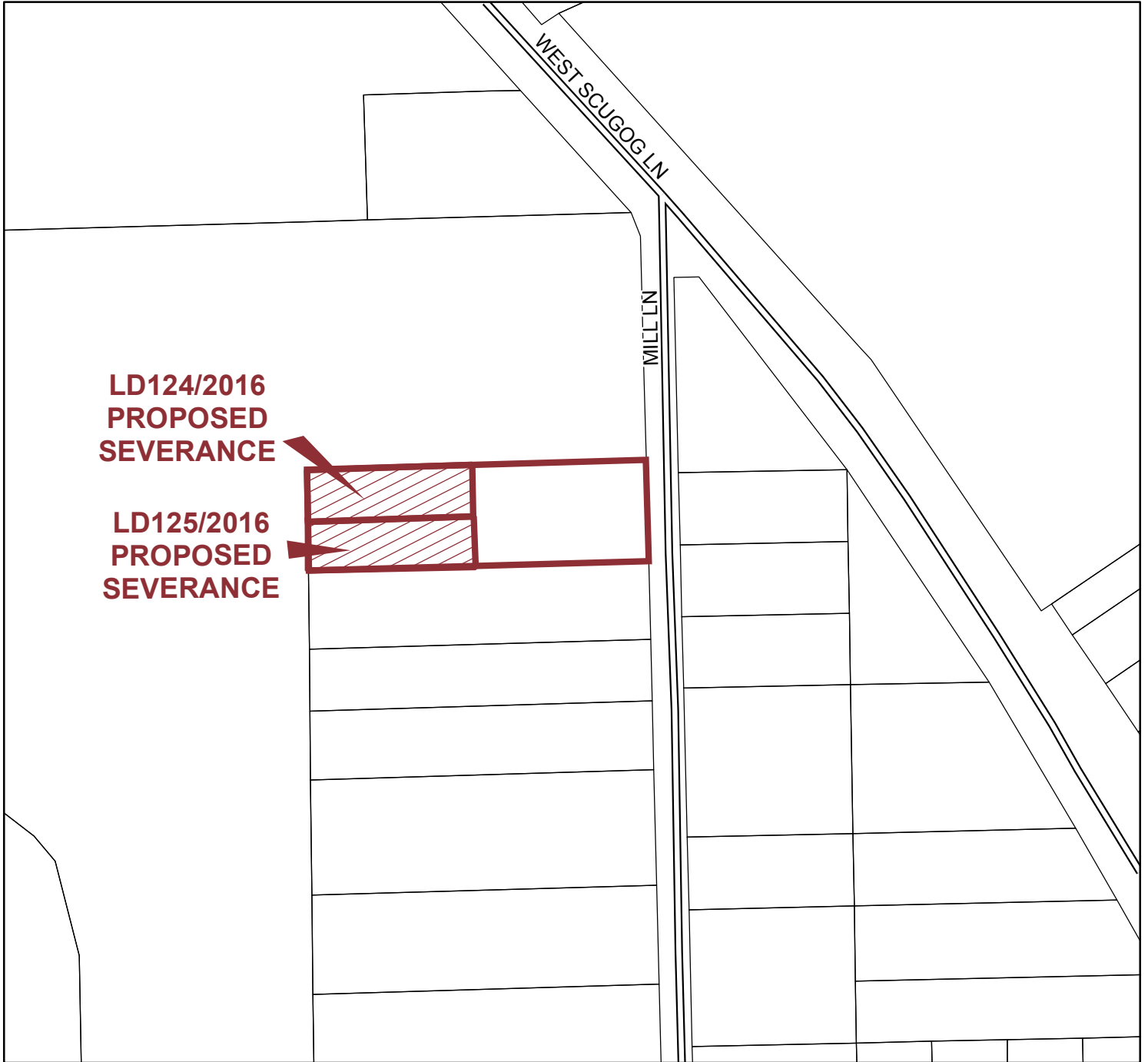
**Note: Location Map on next page**



Land Division Application No: LD124/2016 - 125/2016

Nature of Application: Proposed Severance of Land

Municipality: Municipality of Clarington

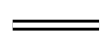


Legend

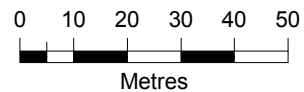
 Subject Land

 Retained Land

 Parcel

 Road

 River



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STREET LINE ROAD NETWORK: © DMTI Spatial.

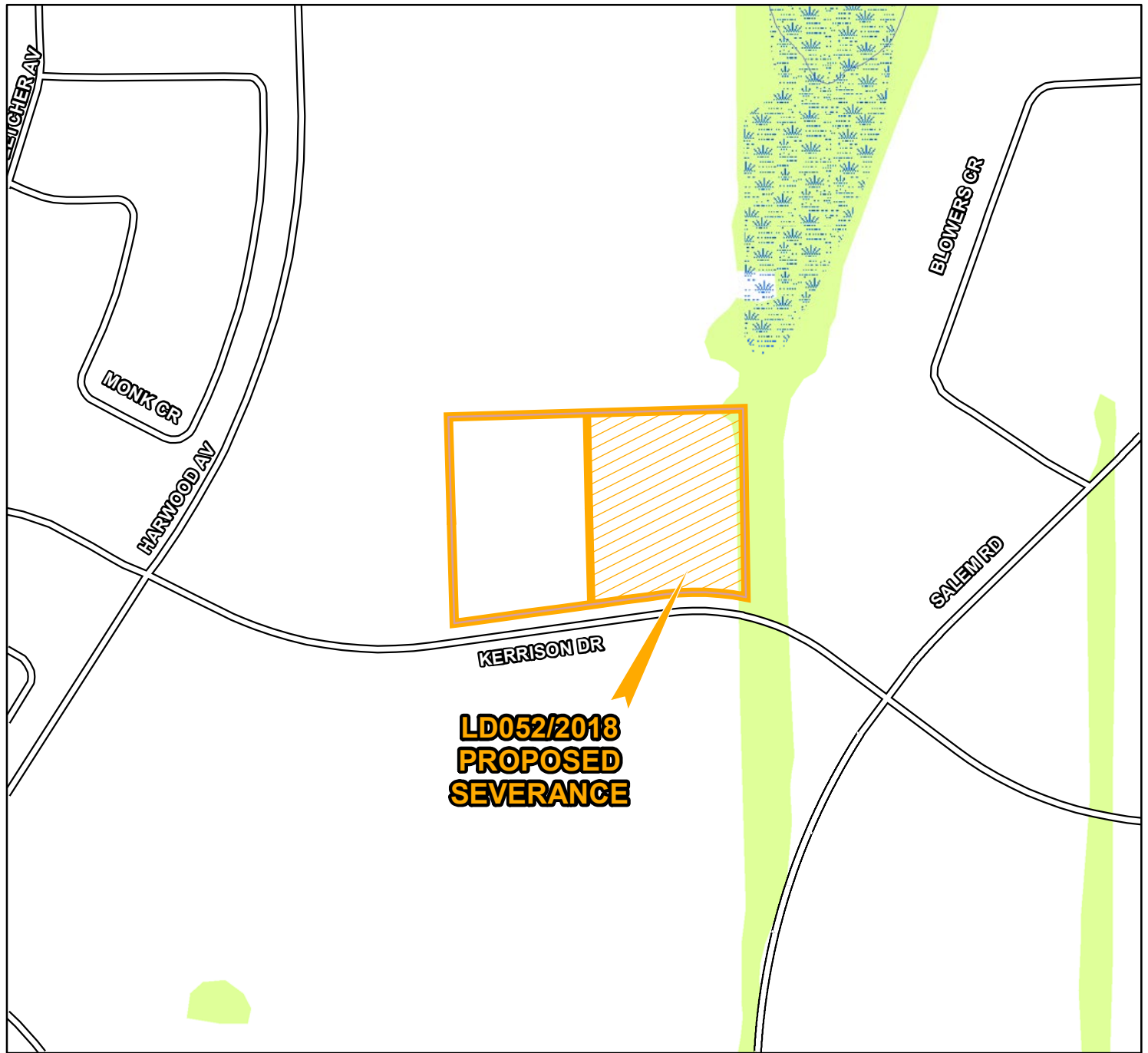
5. File: LD 052/2018

Owner: Paisley Court Developments Inc. & Ajax Salem Shopping Centre Inc.  
Agent: SmartCentres  
Location: Lot 7, Conc. 2  
Town of Ajax

Consent to sever a 1.387 ha vacant industrial parcel of land, retaining a 1.305 ha vacant industrial parcel of land.




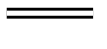



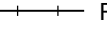
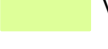
**Note: Location Map on next page**

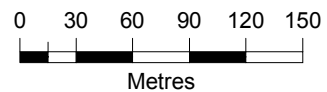
Land Division Application No: LD052/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: Town of Ajax  
 Address: Part of Lot 7 Concession 2



**LD052/2018  
 PROPOSED  
 SEVERANCE**

Legend

- |   |   |
|---|---|
|  Subject Land    |  Retained Land |
|  Parcel          |  Road          |
|  Wetland         |  Creek         |
|  Lake/Pond/River |  Railway       |
|  Vegetation      |   |



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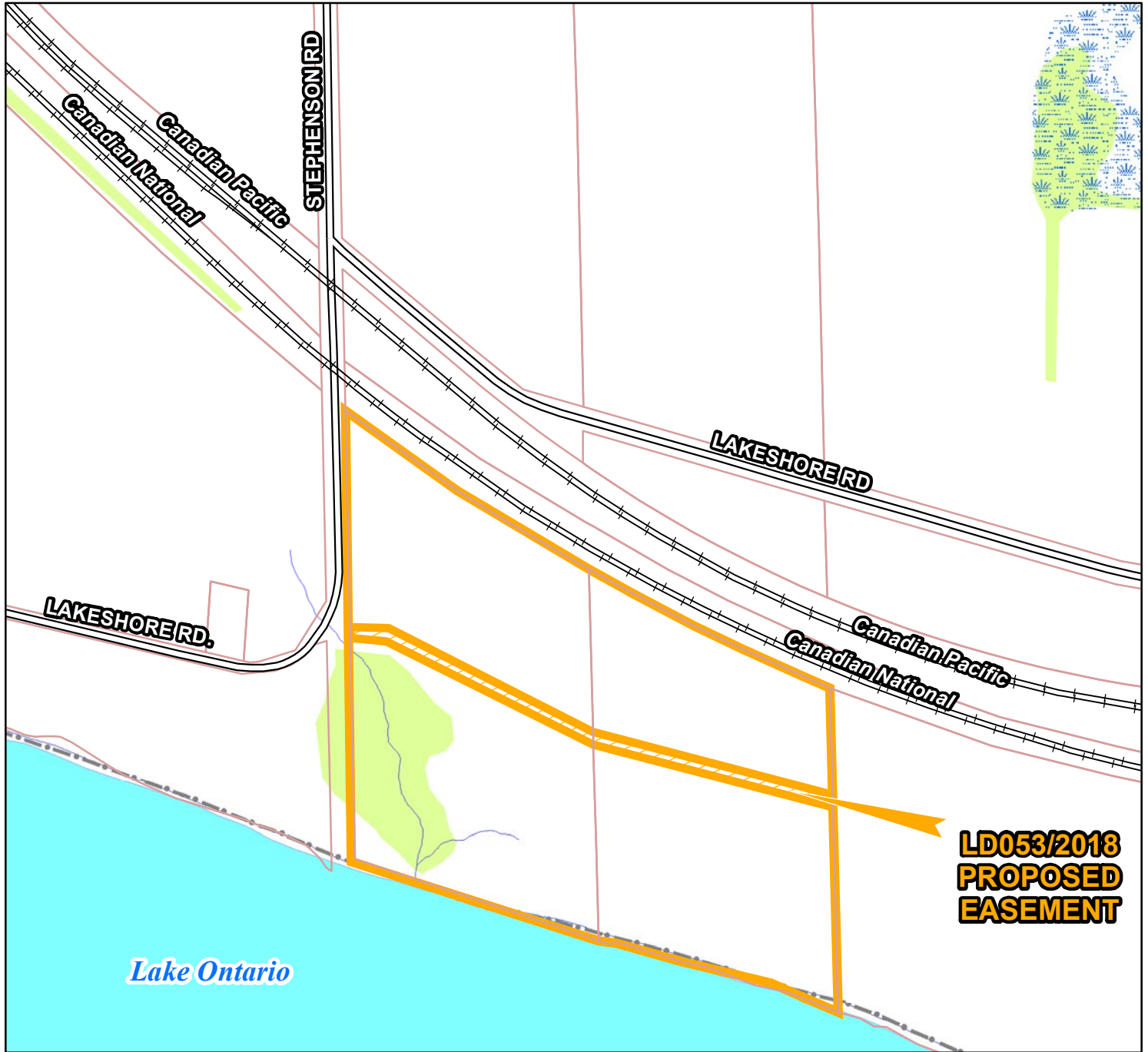
6. File: LD 053/2018

Owner: 1438594 Ontario Ltd.  
953640 Ontario Ltd.  
Agent: Walters, Kevin  
Location: Lot 22, Conc. BFC  
Mun. of Clarington  
(former Clarke)

Consent to grant a 9,324.8 m<sup>2</sup> vehicular easement in favour of the property to the East, retaining a 11.9375 ha agricultural parcel of land.








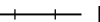

**Note: Location Map on next page**

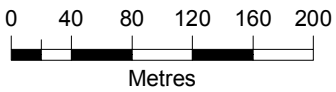
Land Division Application No: LD053/2018  
 Nature of Application: Proposed Easement  
 Municipality: Clarington  
 Address: Part Lot 22 B.F.C. Clarke



**LD053/2018  
 PROPOSED  
 EASEMENT**

Legend

- |   |   |
|---|---|
|  Subject Land    |  Retained Land |
|  Parcel          |  Road          |
|  Wetland         |  Creek         |
|  Lake/Pond/River |  Railway       |
|  Vegetation      |   |



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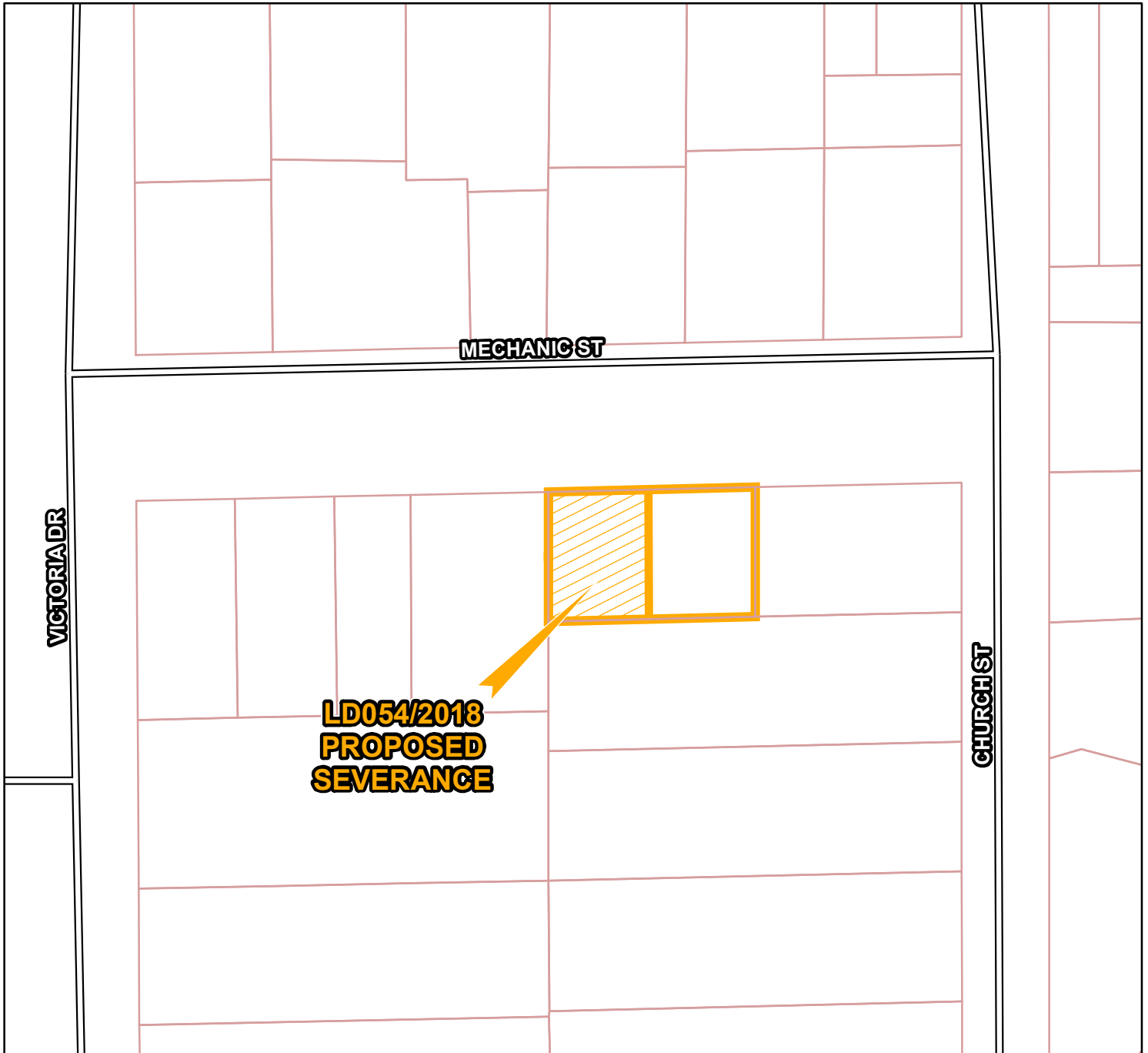
7. File: LD 054/2018

Owner: Smith, Philip John  
Smith, Christopher Paul  
Location: Lot 30, Conc. 6  
Twp. of Uxbridge

Consent to sever a 249 m<sup>2</sup> residential parcel of land with an existing garage to be demolished, retaining a 261 m<sup>2</sup> residential parcel of land.

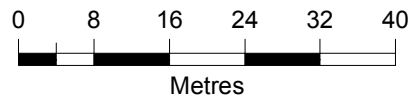
**Note: Location Map on next page**

Land Division Application No: LD054/2018  
Nature of Application: Proposed Severance of Land  
Municipality: Township of Uxbridge  
Address: 96 Mechanic Street Uxbridge



Legend

- |  |   |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel       |  Road          |



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8. File: LD 055/2018

Owner: 784437 Ontario Inc.  
Agent: Snyder, Frank  
Location: Lot 13, Conc. 5  
Twp. of Scugog  
(former Reach)

Consent to add a 54.6 m<sup>2</sup> vacant lot to the East, retaining a 2,082.7 m<sup>2</sup> hamlet lot with an existing dwelling to remain.




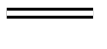

**Note: Location Map on next page**

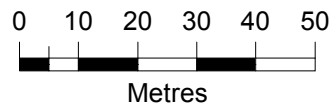


Land Division Application No: LD055/2018 and LD056/2018  
Nature of Application: Proposed Addition of Land  
Municipality: Township of Scugog  
Address: 1230 and 1234 Highway 7A Port Perry



Legend

- |  |   |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel       |  Road          |
|  Vegetation   |   |



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9. File: LD 056/2018

Owner: Groome, John  
Agent: Snyder, Frank  
Location: Lot 13, Conc. 5  
Twp. of Scugog  
(former Reach)




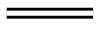

Consent to add a 54.6 m<sup>2</sup> vacant lot to the West, retaining a 2,109.6 m<sup>2</sup> hamlet lot with an existing dwelling to remain.

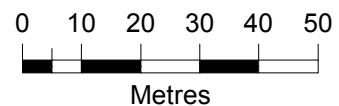
**Note: Location Map on next page**

Land Division Application No: LD055/2018 and LD056/2018  
 Nature of Application: Proposed Addition of Land  
 Municipality: Township of Scugog  
 Address: 1230 and 1234 Highway 7A Port Perry



Legend

- |  |   |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel       |  Road          |
|  Vegetation   |   |



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10. File: LD 057/2018

Owner: Whitney, Eric Alexander  
Agent: Marshall Homes Corporation  
Location: Lot 23, Conc. 3  
City of Pickering

Consent to sever a vacant 407.5 m<sup>2</sup> residential parcel of land, retaining a 407.5 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

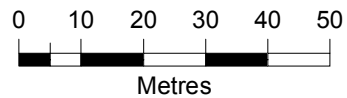
**Note: Location Map on next page**

Land Division Application No: LD057/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: City of Pickering  
 Address: 1284 Commerce Street



Legend

- |  |   |
|--|---|
|  Subject Land |  Retained Land |
|  Parcel       |  Road          |



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11. File: LD 058/2018

Owner: 2586431 Ontario Inc.  
Agent: Lianos, Alex  
Location: Lot 14, Conc. 5  
Twp. of Brock

Consent to sever an 896 m<sup>2</sup> commercial parcel of land with an existing structure to remain, retaining a 929 m<sup>2</sup> commercial parcel of land with existing structures to remain.

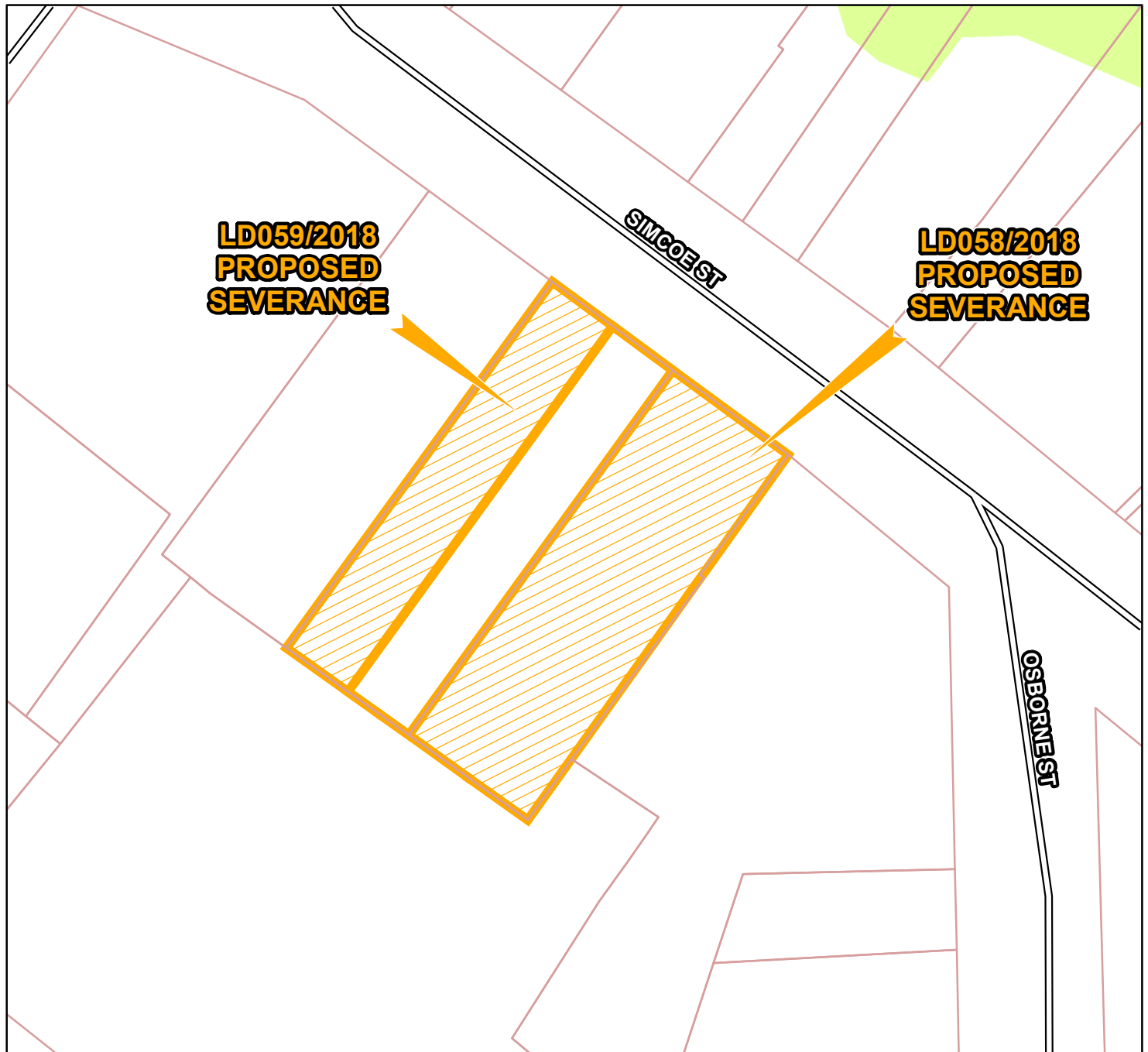
**Note: Location Map on next page**

Land Division Application No: LD058/2018 and LD059/2018

Nature of Application: Proposed Severance of Land

Municipality: Township of Brock

Address: 355 - 379 Simcoe Street - Beaverton

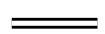


Legend

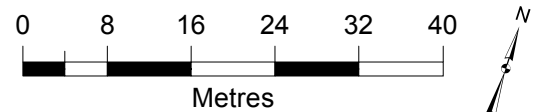
 Subject Land

 Retained Land

 Parcel

 Road

 Vegetation



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12. File: LD 059/2018

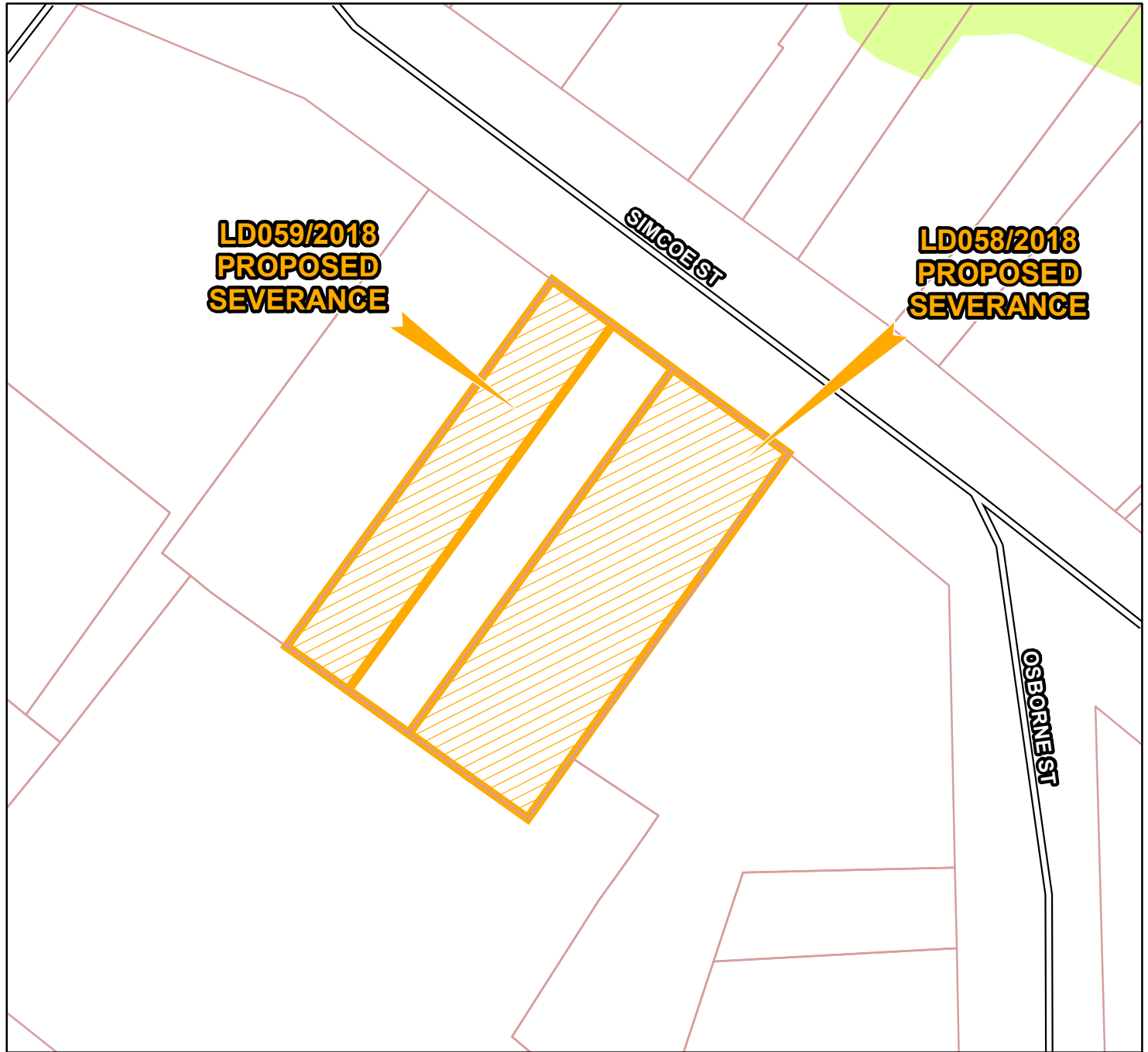
Owner: 2586431 Ontario Inc.  
Agent: Lianos, Alex  
Location: Lot 14, Conc. 5  
Twp. of Brock

Consent to sever a 464 m<sup>2</sup> commercial parcel of land with an existing structure, retaining a 465 m<sup>2</sup> commercial parcel of land with an existing structure to remain.





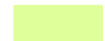
**Note: Location Map on next page**

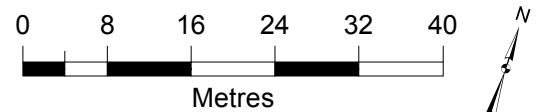


Land Division Application No: LD058/2019 and LD059/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: Township of Brock  
 Address: 355 - 379 Simcoe Street - Beaverton



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road
-  Vegetation



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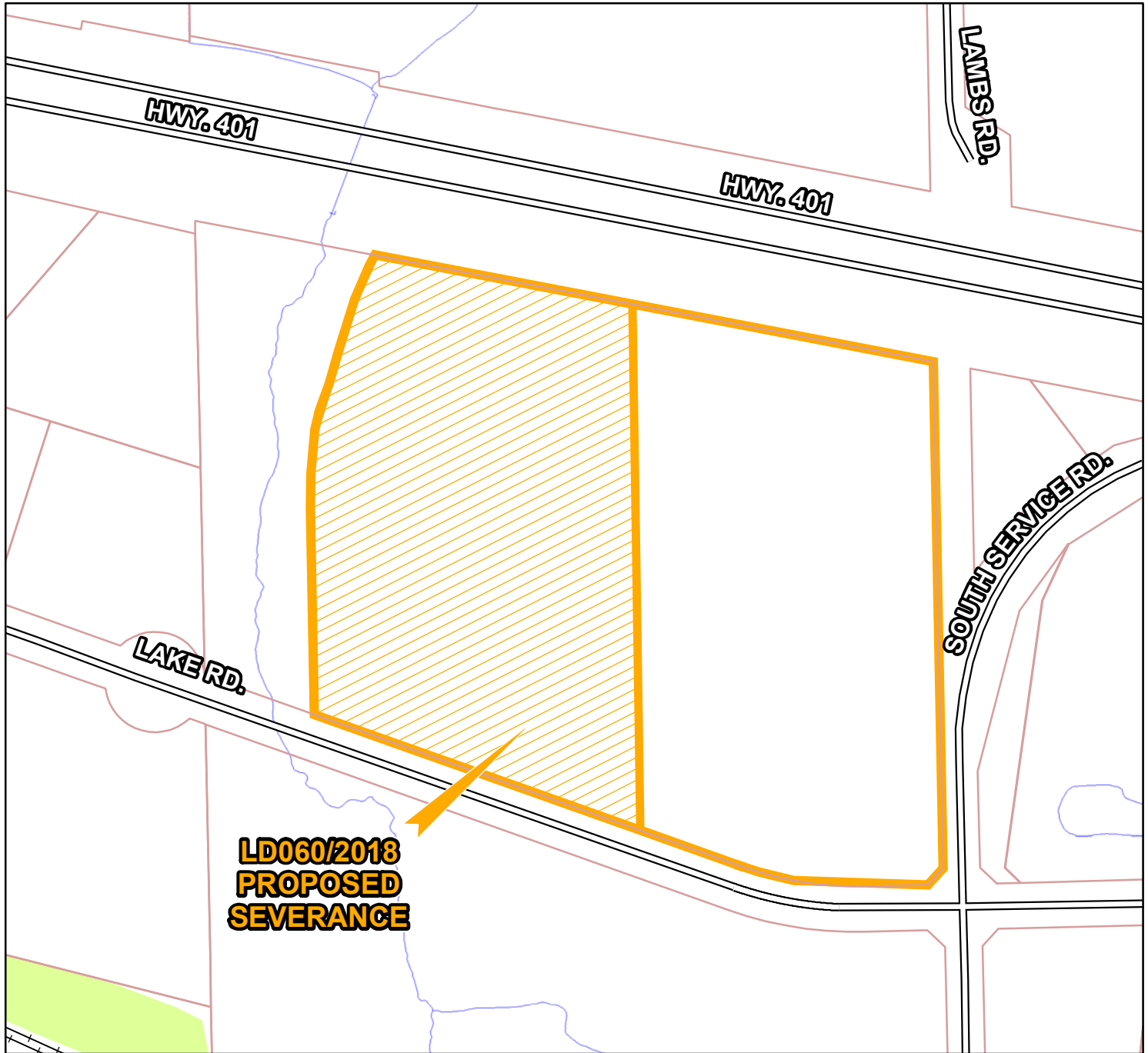
13. File: LD 060/2018

Owner: 1029629 Ontario Inc.  
Agent: Morrison, John  
Location: Lot 7, Conc. BFC  
Mun. of Clarington  
(former Darlington)

Consent to sever a vacant 46,544.3 m<sup>2</sup> industrial parcel of land, retaining a vacant 48,864.7 m<sup>2</sup> industrial parcel of land.


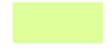
**Note: Location Map on next page**

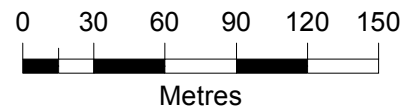
Land Division Application No: LD060/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: Clarington  
 Address: Part Lot 7 Broken Front Concession



**LD060/2018  
 PROPOSED  
 SEVERANCE**

Legend

- |  |   |
|--|---|
|  Subject Land |  Retained Land   |
|  Parcel       |  Road            |
|  Vegetation   |  Lake/Pond/River |
|  Creek        |   |



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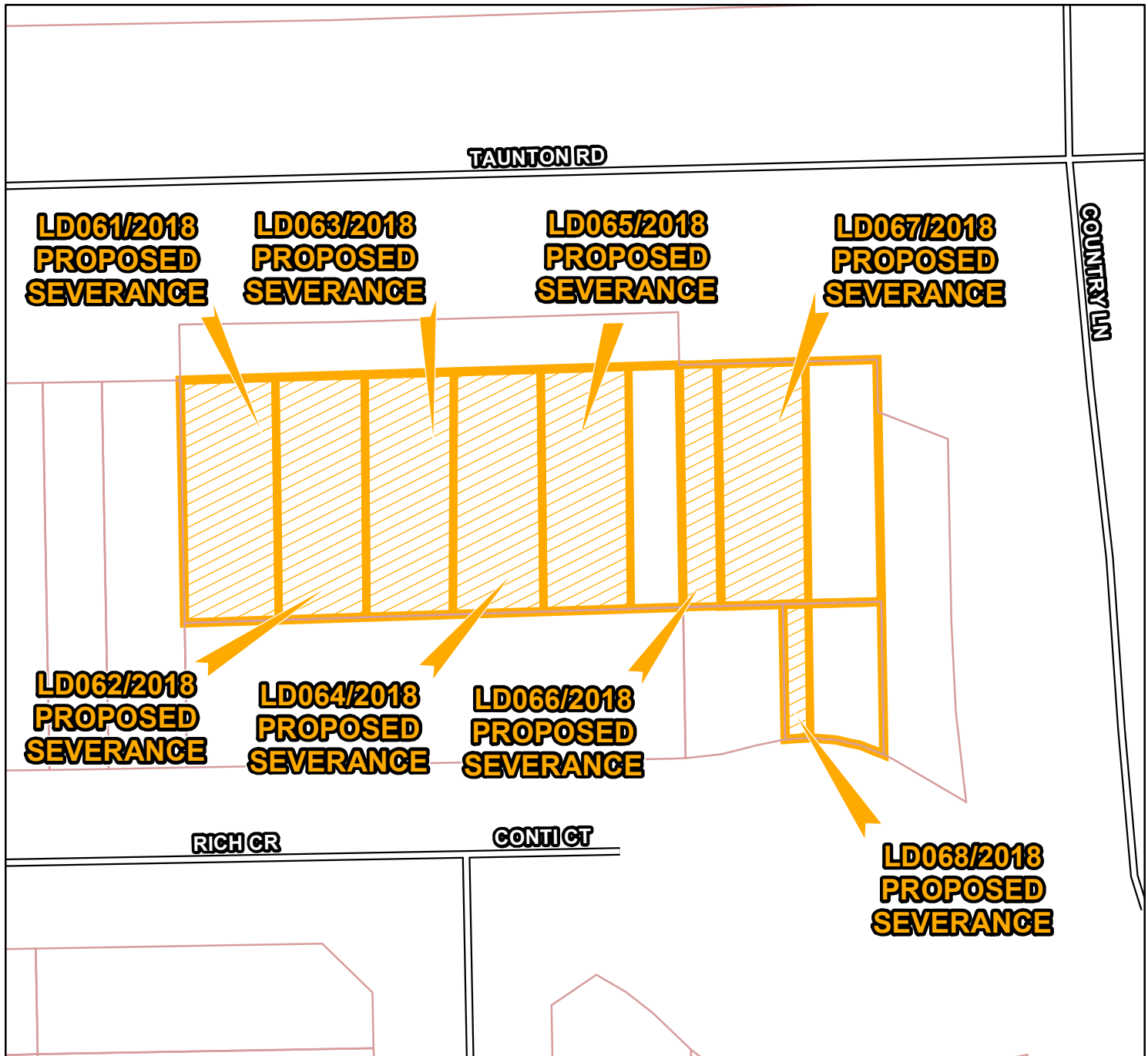
14. File: LD 061/2018

Owner: 1466098 Ontario Limited  
Agent: GHD  
Location: Lot 31, Conc. 3  
Town of Whitby

Consent to sever a 220 m<sup>2</sup> residential parcel of land, retaining a 1,010 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

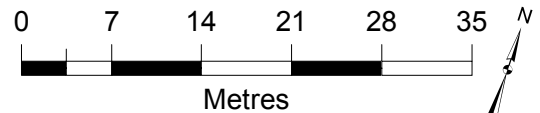
**Note: Location Map on next page**

Land Division Application No: LD061/2018 through LD068/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: Town of Whitby  
 Address: 535 Taunton Road West



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road



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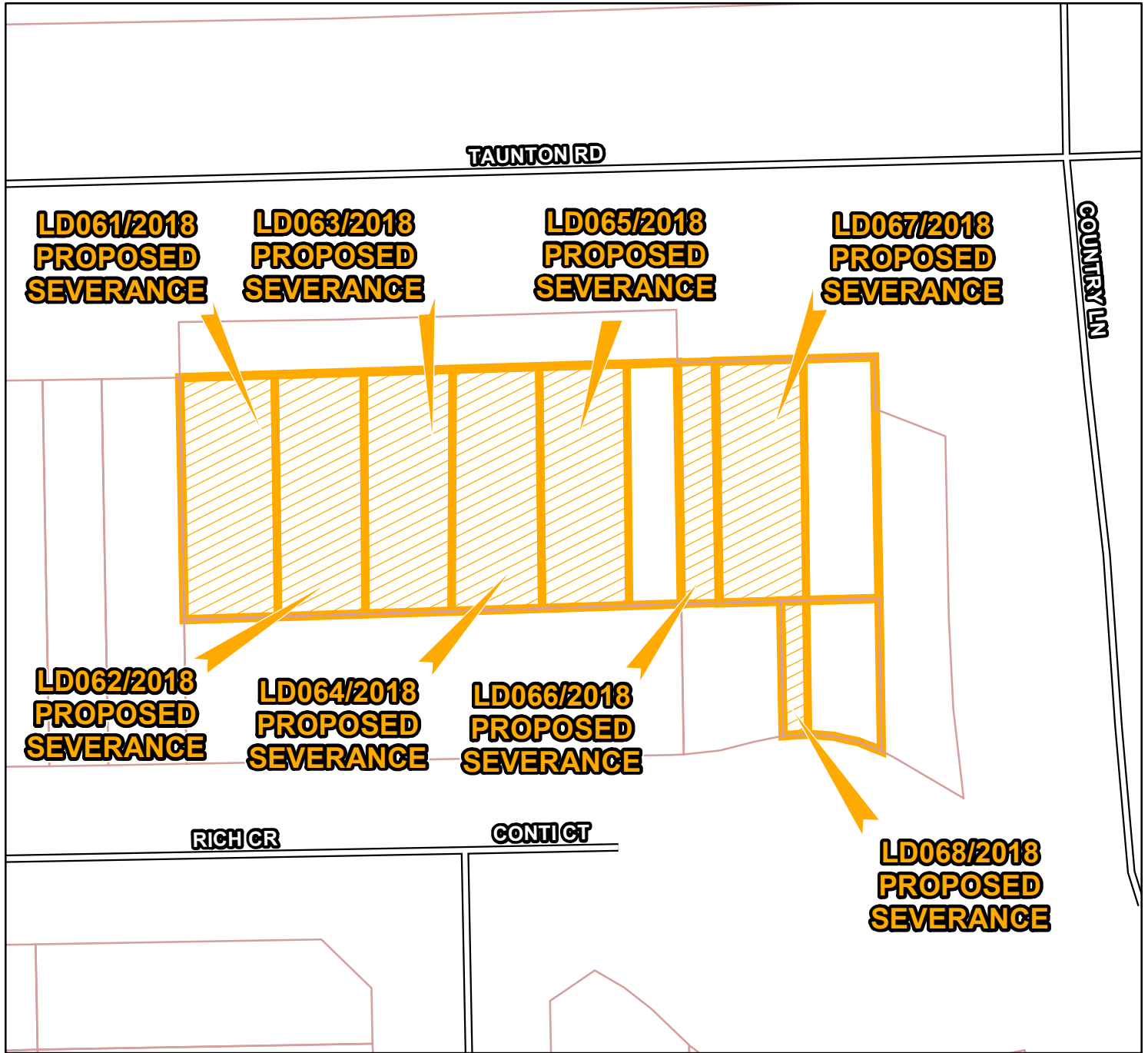
15. File: LD 062/2018

Owner: 1466098 Ontario Limited  
Agent: GHD  
Location: Lot 31, Conc. 3  
Town of Whitby

Consent to sever a 220 m<sup>2</sup> residential parcel of land, retaining an 800 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

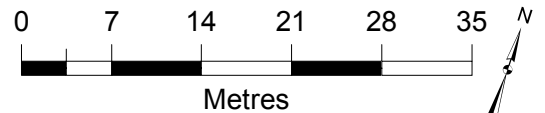
**Note: Location Map on next page**

Land Division Application No: LD061/2018 through LD068/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: Town of Whitby  
 Address: 535 Taunton Road West



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road



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16. File: LD 063/2018

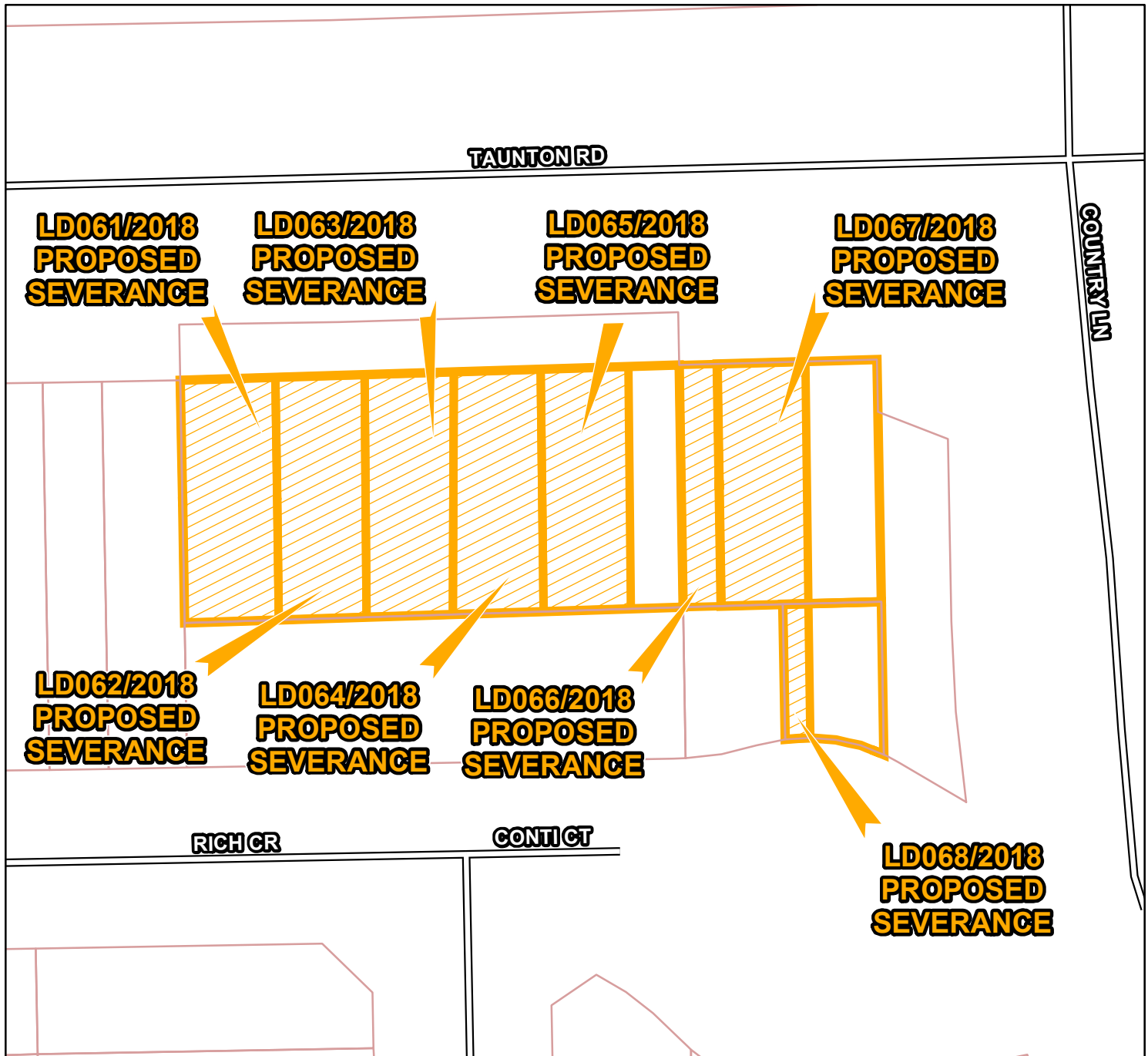
Owner: 1466098 Ontario Limited  
Agent: GHD  
Location: Lot 31, Conc. 3  
Town of Whitby

Consent to sever a 220 m<sup>2</sup> residential parcel of land, retaining a 570 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

**Note: Location Map on next page**

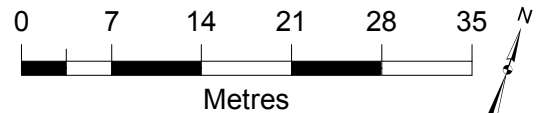


Land Division Application No: LD061/2018 through LD068/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: Town of Whitby  
 Address: 535 Taunton Road West



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road



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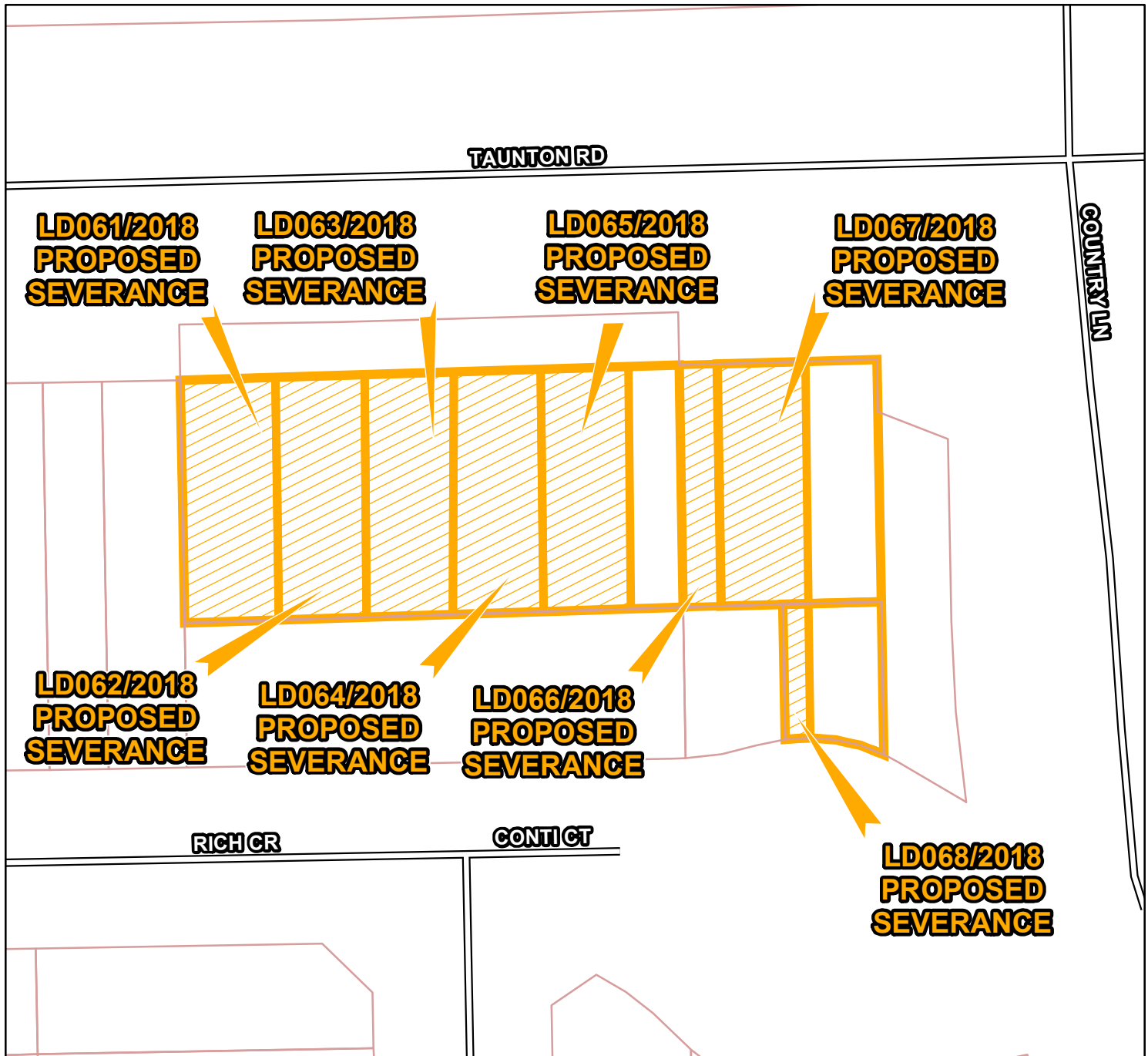
17. File: LD 064/2018

Owner: 1466098 Ontario Limited  
Agent: GHD  
Location: Lot 31, Conc. 3  
Town of Whitby

Consent to sever a 220 m<sup>2</sup> residential parcel of land, retaining a 360 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

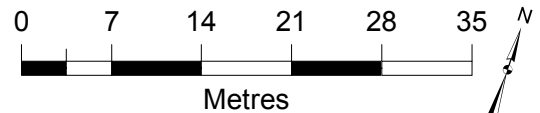
**Note: Location Map on next page**

Land Division Application No: LD061/2018 through LD068/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: Town of Whitby  
 Address: 535 Taunton Road West



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road



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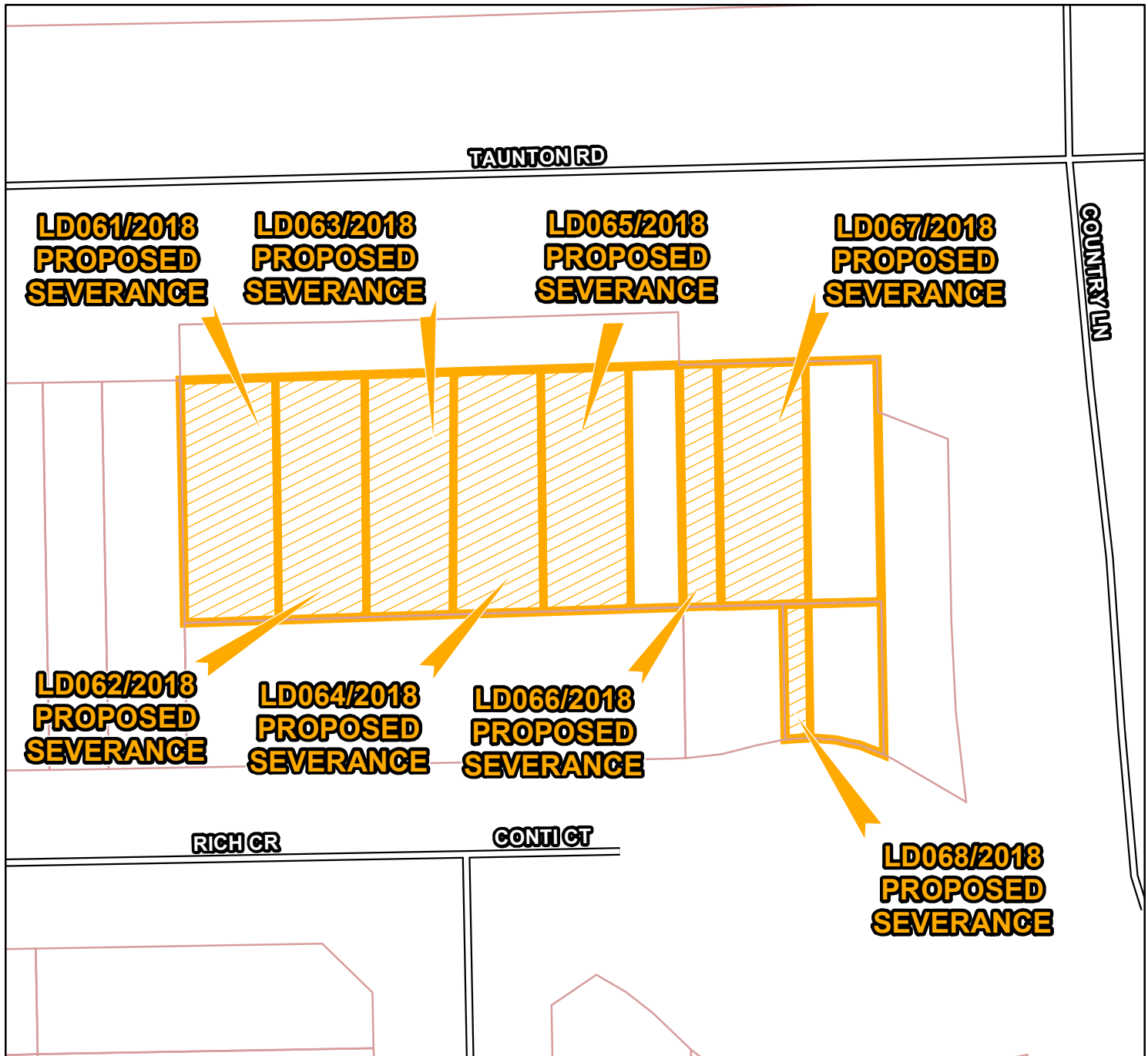
18. File: LD 065/2018

Owner: 1466098 Ontario Limited  
Agent: GHD  
Location: Lot 31, Conc. 3  
Town of Whitby

Consent to sever a 220 m<sup>2</sup> residential parcel of land, retaining a 130 m<sup>2</sup> vacant residential parcel of land.

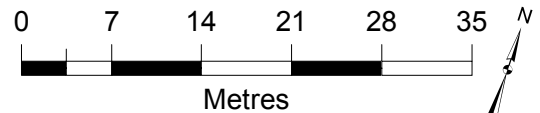
**Note: Location Map on next page**

Land Division Application No: LD061/2018 through LD068/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: Town of Whitby  
 Address: 535 Taunton Road West



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road



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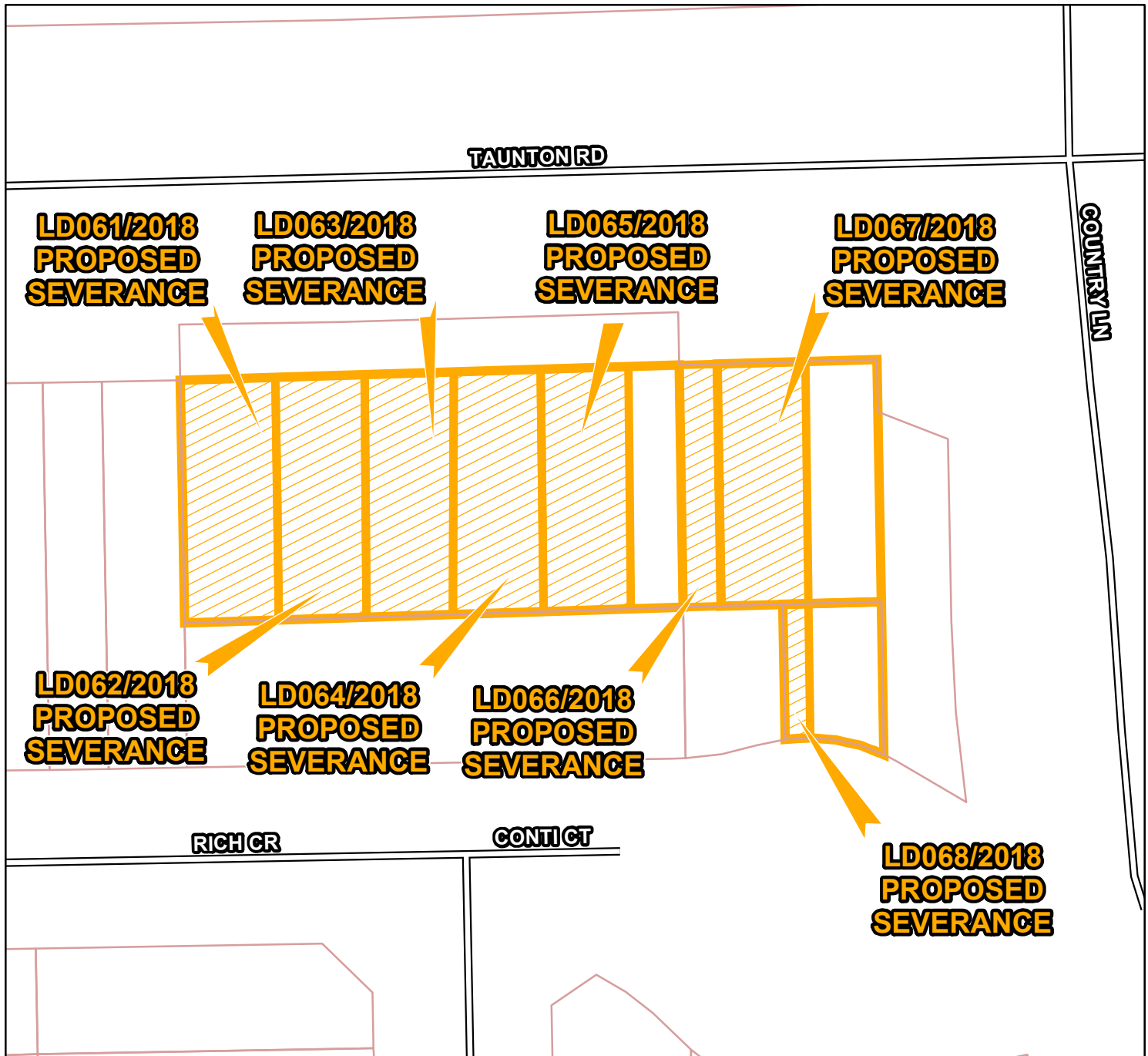
19. File: LD 066/2018

Owner: 1466098 Ontario Limited  
Agent: GHD  
Location: Lot 31, Conc. 3  
Town of Whitby

Consent to sever a 90 m<sup>2</sup> residential parcel of land, retaining a 410 m<sup>2</sup> vacant residential parcel of land.

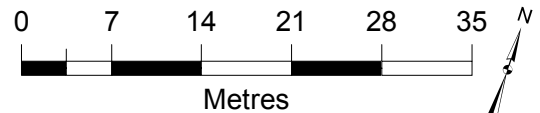
**Note: Location Map on next page**

Land Division Application No: LD061/2018 through LD068/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: Town of Whitby  
 Address: 535 Taunton Road West



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road



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20. File: LD 067/2018

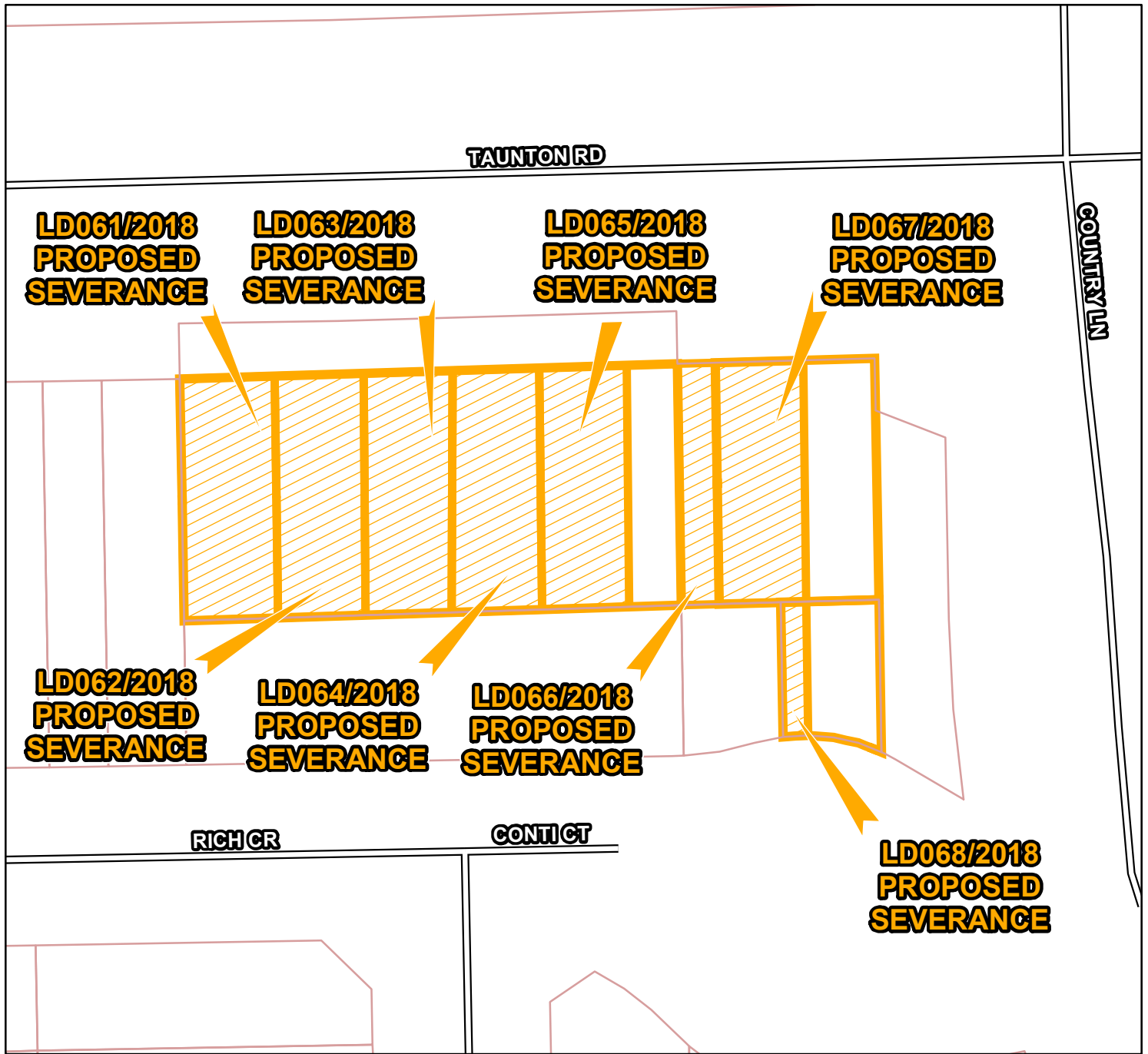
Owner: 1466098 Ontario Limited  
Agent: GHD  
Location: Lot 31, Conc. 3  
Town of Whitby

Consent to sever a 220 m<sup>2</sup> vacant residential parcel of land, retaining a 150 m<sup>2</sup> vacant residential parcel of land

**Note: Location Map on next page**

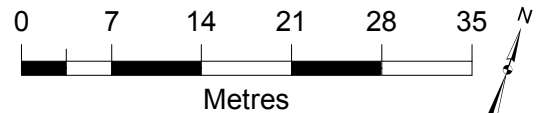


Land Division Application No: LD061/2018 through LD068/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: Town of Whitby  
 Address: 535 Taunton Road West



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road



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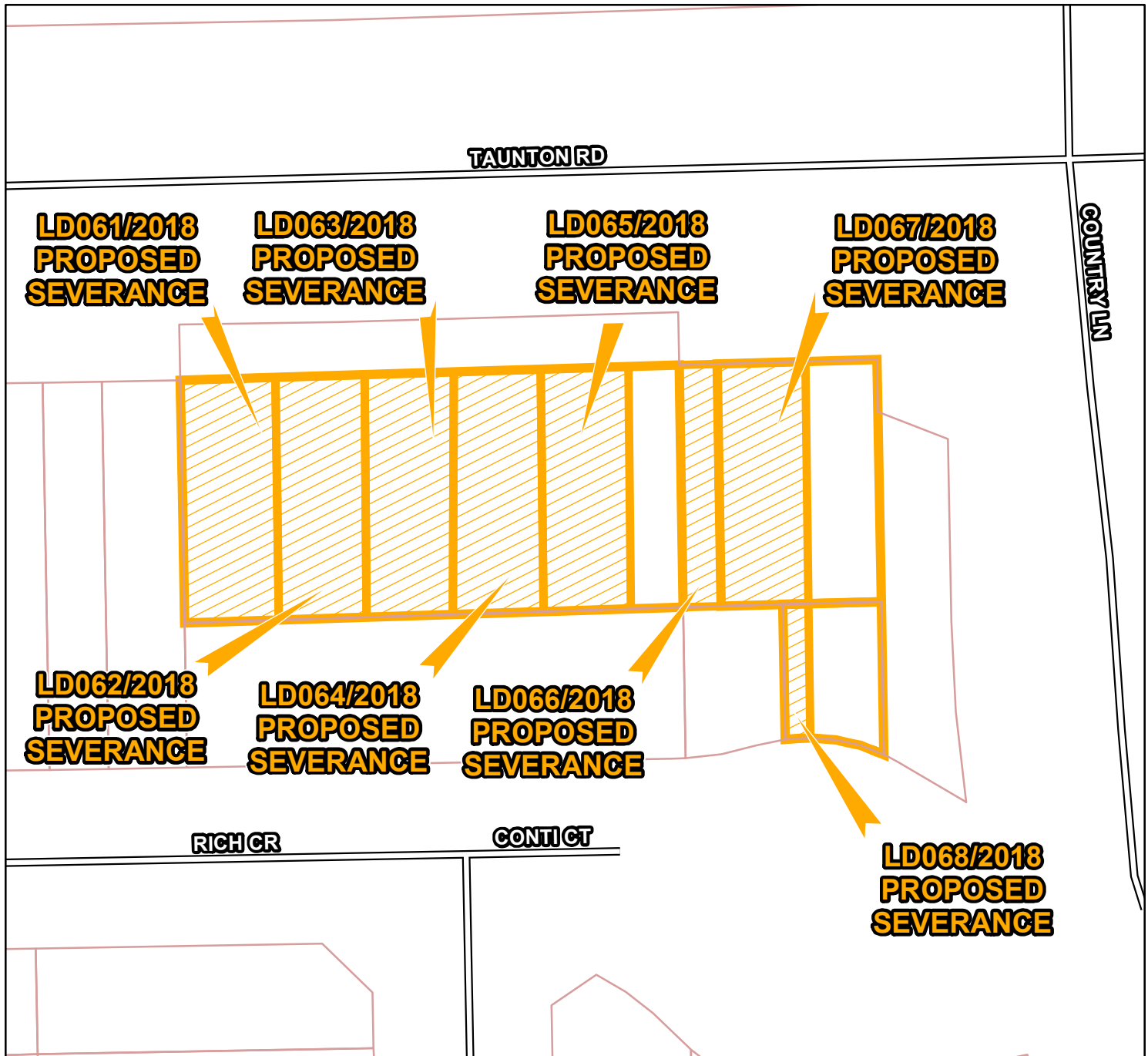
21. File: LD 068/2018

Owner: 1466098 Ontario Limited  
Agent: GHD  
Location: Lot 31, Conc. 3  
Town of Whitby

Consent to sever a 40 m<sup>2</sup> vacant residential parcel of land, retaining a 110 m<sup>2</sup> vacant residential parcel of land.

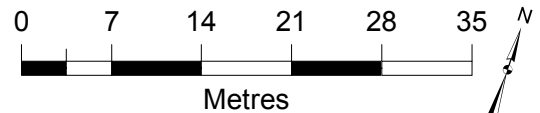
**Note: Location Map on next page**

Land Division Application No: LD061/2018 through LD068/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: Town of Whitby  
 Address: 535 Taunton Road West



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road



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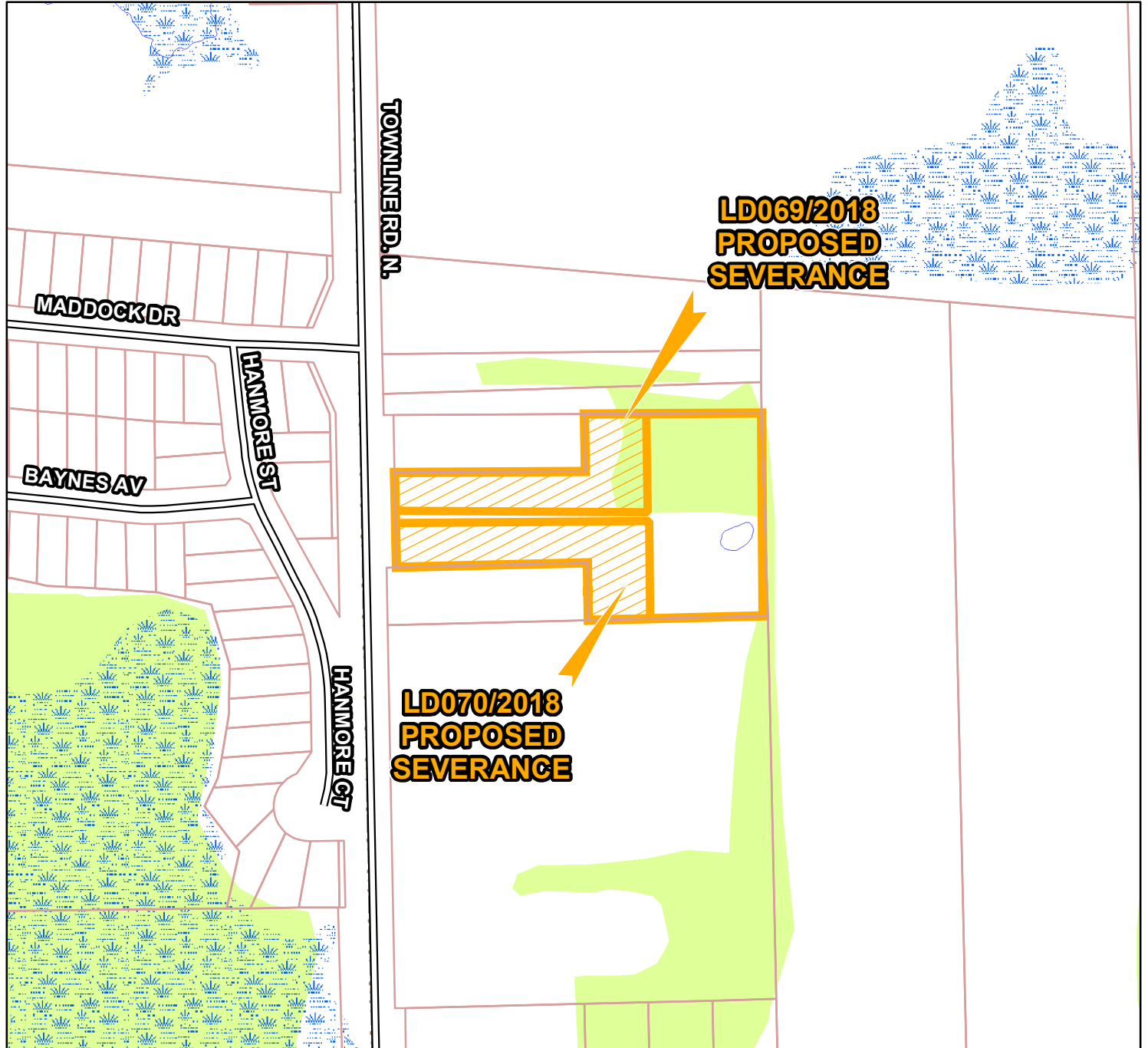
22. File: LD 069/2018

Owner: Risorto, Salvatore  
Agent: Lysyk, George  
Location: Lot 35, Conc. 4  
Mun. of Clarington  
(former Darlington)








Consent to sever a vacant 3,855.86 m<sup>2</sup> rural residential lot, retaining a vacant 7,200.80 m<sup>2</sup> rural residential lot.

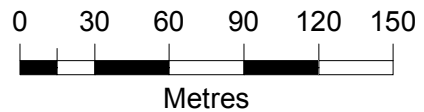
**Note: Location Map on next page**

Land Division Application No: LD069/2018 and LD070/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: Clarington  
 Address: 849 Townline Road North



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road
-  Vegetation
-  Wetland
-  Creek



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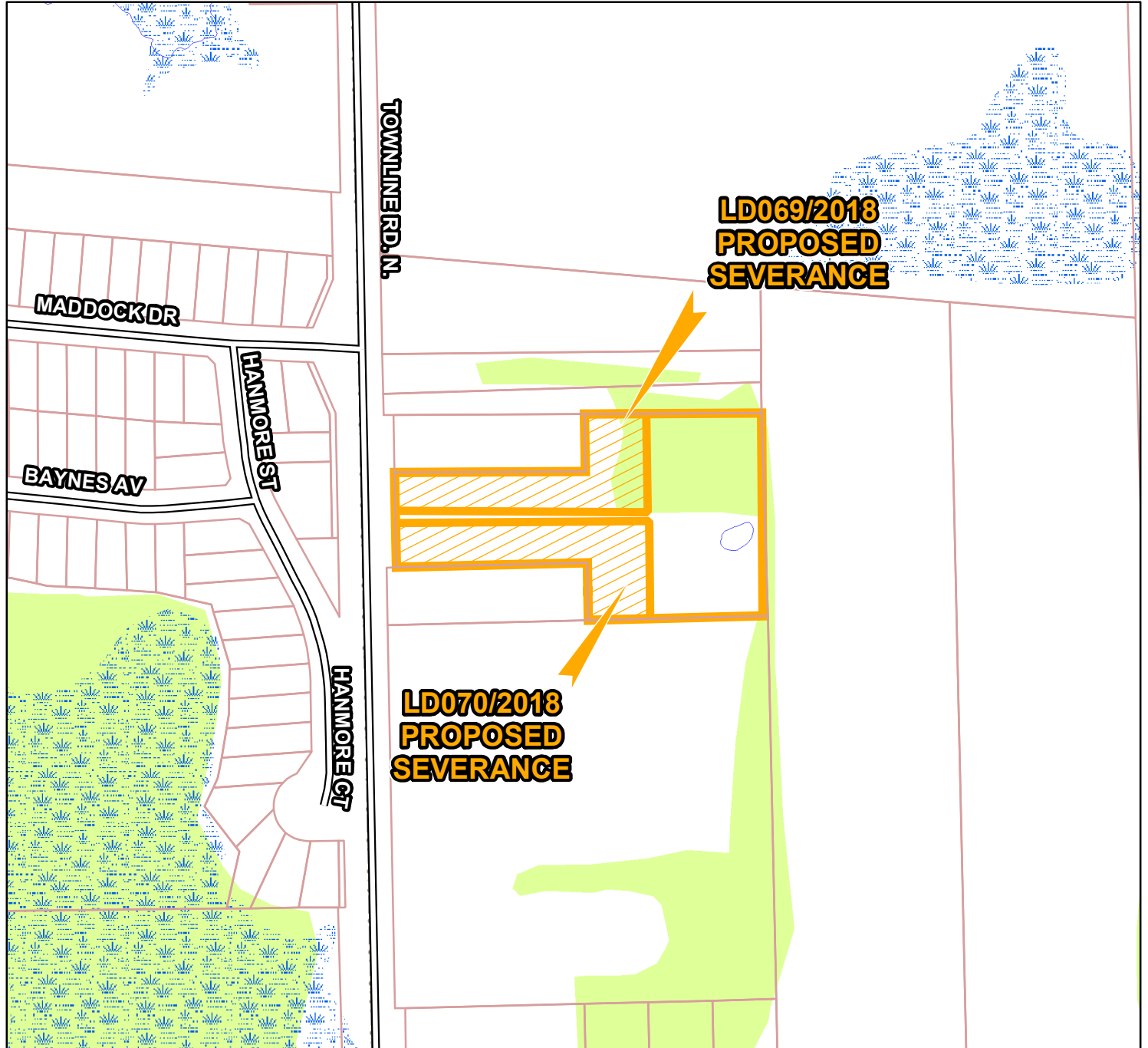
23. File: LD 070/2018

Owner: Risorto, Salvatore  
Risorto, Rita  
Agent: Lysyk, George  
Location: Lot 35, Conc. 4  
Mun. of Clarington  
(former Darlington)



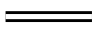
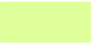


Consent to sever a vacant 3,814.98 m2 rural residential lot, retaining a vacant 7,200.80 m2 rural residential lot.

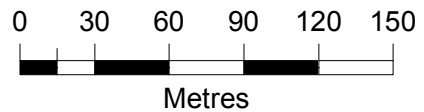
**Note: Location Map on next page**

Land Division Application No: LD069/2018 and LD070/2018  
 Nature of Application: Proposed Severance of Land  
 Municipality: Clarington  
 Address: 849 Townline Road North



Legend

-  Subject Land
-  Retained Land
-  Parcel
-  Road
-  Vegetation
-  Wetland
-  Creek



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**6. Date of Next Meeting**

**7. Adjournment**